



# ENGINE 6

2042-2044 Beacon Street,  
Newton, MA

Residents' Guide  
to the Project,  
Program and the  
Opportunity



meander  
collaborative design studio



from historic fire house...  
...to Boyscout offices  
...to hospice ...  
...to new hope for nine individuals

## Why Engine 6?



*To create permanent housing, with built-in support services for 9 formerly homeless individuals*

*To further Pine Street Inn's mission of ending homelessness -*

*To move people off the streets and out of shelters or hotels which will save taxpayers money.\**

\* For a breakdown of State Spending on Homelessness go to: <http://www.mass.gov/eohhs/researcher/basic-needs/housing/emergency-shelter-and-homeless-prevention-services.html>

# summary of proposed project



Engine 6 is a historic, former fire station located at 2042-2044 Beacon Street in Newton. Located near the intersection of Washington Street (Route 16), Engine 6 is within **walking distance of Newton-Wellesley Hospital and the Woodland T Station**. The 8,595 s.f. property includes the 2-story, former fire station (plus a full basement) that is currently used as non-profit office space.

Metro West Community Development (CD) proposes to redevelop the property to create 10 studio apartments, 9 of which will serve formerly homeless individuals. One will be home to an **on-site house manager**.

Metro West Community Development will work with Paul Sullivan Housing, the **permanent housing** arm of Pine Street Inn, on the selection and case management of the tenants.

Public and private financing of the \$3 million project will be raised throughout 2013 and construction is expected to begin in Summer 2014.

Metro West Community Development is a **private non-profit community development corporation** serving 16 towns in the Metro West area. Metro West CD currently owns 44 units of affordable rental housing in Watertown. In addition to the production and management of affordable housing, Metro West CD provides information and referrals to over 1,000 callers annually seeking help with their housing questions and problems. Metro West CD also facilitates first time home buyer classes, landlord training and financial literacy workshops. Metro West CD provides assistance to towns and private developers in their efforts to meet affordable housing laws and regulations. Currently, Metro West CD is involved in projects in Stoughton, Bridgewater, Reading, Natick and Danvers.

For more information about Engine 6 or the work of Metro West CD, please contact Steve Laferriere, Senior Housing Project Manager at 617-923-3505 x 6 or [steve@metrowestcd.org](mailto:steve@metrowestcd.org). For more information please visit: [www.metrowestcd.org](http://www.metrowestcd.org).

# resident eligibility criteria

If a person has a history of an addiction to alcohol or other substances, they must demonstrate a commitment to engaging in supports prior to moving into housing and a willingness to continue these or other supports once in their own home.

**All residents must be  
Chronically Homeless**

**The Federal Government's definition of chronically homeless is : "Either :  
(1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or  
(2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years."**

Pine Street Inn (PSI) also has very explicit rules regarding the use of alcohol and drugs. Engine 6 will be a dry property. As it is stated in the House Rules, "Tenant agrees that he or she will not bring onto the development grounds any alcohol or illegal drugs and further agrees to cooperate with the building staff and other residents in maintaining an **alcohol and drug-free environment**, not only in the unit, but also in the common area and other areas around the development grounds. Tenant agrees that intoxication, possession or use of alcohol anywhere on the development grounds is not permitted and also agrees to notify the staff if he or she becomes aware that alcohol has been brought onto the development grounds".

All residents must be capable of living independently but with access to support services from program staff. All individuals in this housing are required to participate in a service plan with the case manager.

**All residents must meet all CORI\* and SORI\* requirements of Pine Street Inn and Metropolitan Boston Housing Partnership.**

\*CORI: Criminal Offender Record Information

\*SORI: Sexual Offender Record Information

To learn more about CORI , please go to:

<http://www.mass.gov/eopss/crime-prev-personal-sfty/bkgd-check/cori/>

**All residents' income must not exceed 30% of Area Median Income which for an individual is currently \$19,850.**

*"The people who will live at Engine 6 will be the most likely to thrive" ...*

*Engine 6 will depend on residents who are ready to live in a community*

*... a less than ready resident could destabilize other residents - make community members less likely to welcome homeless housing in future ...*

*... the goal is to further the mission of ending homelessness, by providing permanent ...*

*...affordable*

*...supportive housing.*

# Pine Street Inn programs

Engine 6 will provide Permanent Supportive Housing.

It will serve homeless individuals who have met stringent screening.

Engine 6 seeks to serve those individuals who have taken steps to turn their lives around.

Some just need an affordable place to live - while other residents of Engine 6 may follow this path:



**STREET OUTREACH**  
Daytime|Nighttime

**EMERGENCY  
SHELTER**

**STABILIZATION\***

- Some stabilization programs include:
- Post-detox program providing intensive treatment and support for homeless men with histories of chronic substance abuse
  - Wellness Initiative
  - Bull Dog Running Club

\*Note:

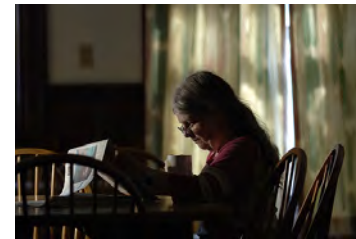
Not all Engine 6 residents will have participated in a Pine Street Inn sponsored stabilization program.



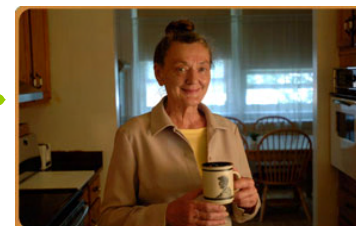
**Engine 6**

**PERMANENT  
SUPPORTIVE  
HOUSING**

**JOB TRAINING**



- Food Services Training Program
- Building Maintenance Training Program
- Impact Employment Services
- Graduation
- Alumni Services



For more information on PSI job training programs please go to <http://www.pinestreetinn.org/our-programs/job-training>

# local services



## Client Services for Newton Residents

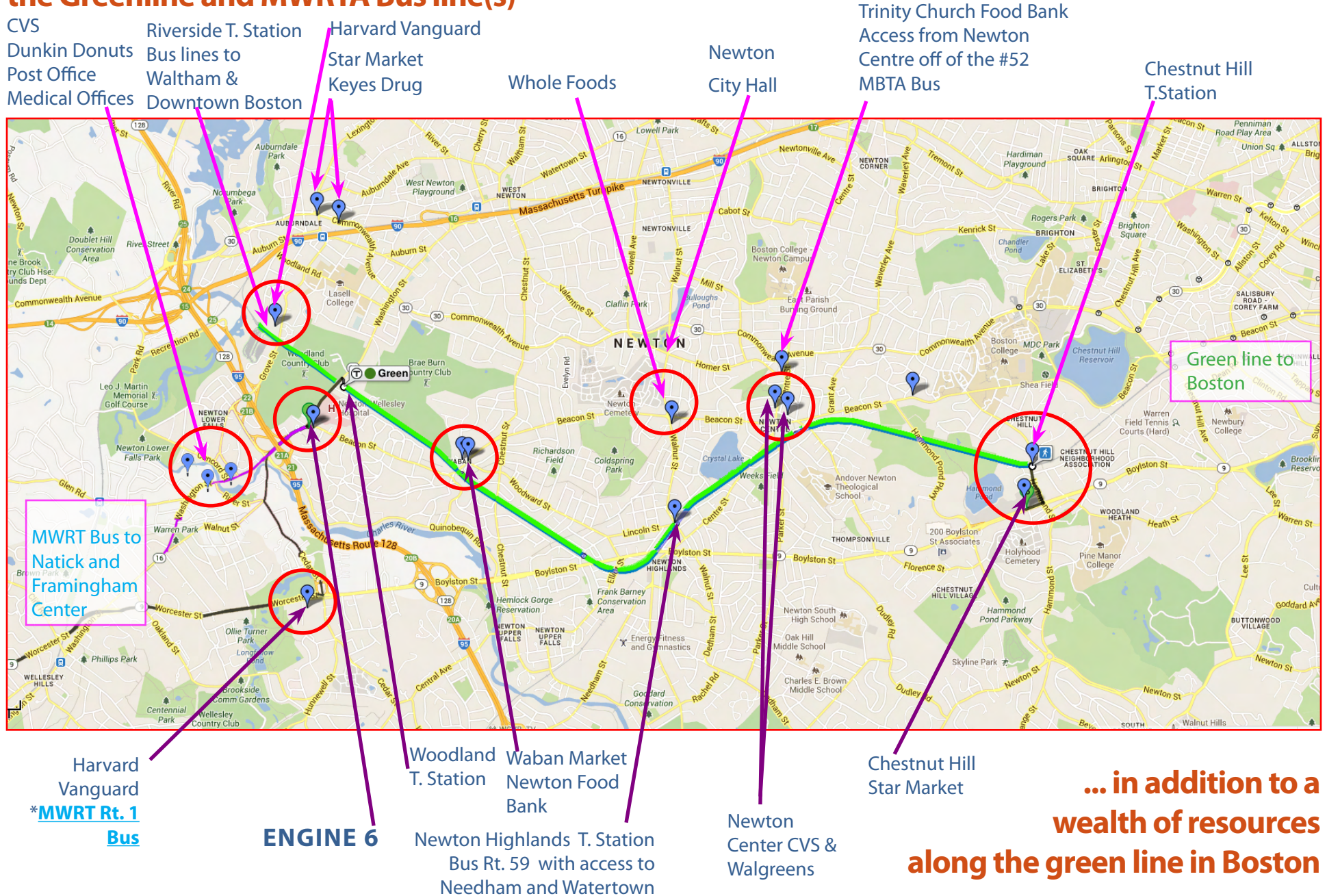
Please note:

Pine Street Inn has multiple permanent housing programs operating in Brookline and Waltham. This list includes resources currently in use by residents in other Paul Sullivan Housing Properties - which are denoted by an asterisk (\*).



# locations of local amenities

There are a large number of options for Engine 6 residents along the Greenline and MWRTA Bus line(s)





# resident demographics

Below is demographic information regarding current Pine Street Inn/Paul Sullivan Housing Residents.

We anticipate that the composition of the residents at Engine 6 will be largely comparable.

- 32% female; 68% male
- 42% white; 58% people of color
- Average income is \$9,500 per year
- 17% are employed
- **76% are over 46 years of age; average age is 53**
- 100% participate in programs that enable them to reach personal goals such as financial stability ...

## **SUCCESS in maintaining permanent housing:**

- 90% of persons entering one of Pine Street Inn's permanent housing programs remain housed for a minimum of one year.
- **The average stay is 4-6 years.** Many remain in PSI housing for much longer periods of time or move to other permanent housing options.
- The majority of persons leaving PSH go to other housing such as an apartment. Some persons receive a mobile voucher from the local housing authority that enables them to move, they secure employment with a wage that allows them to move to a non-subsidized unit, or they find housing they share with other individuals. Some also are reunited and move in with family. Some become eligible for and/or required more specialized housing such as a nursing home or assisted living.

Of Pine Street Inn's 500 units of housing, only 10 persons, or 2%, became homeless again during 2012.

- 8 individuals were evicted in 2012. (These are not necessarily the same as the 10 persons who became homeless. A number of them found other housing). The reasons for eviction are predominantly non-payment of rent and/or violation of house rules.

# Examples of Permanent Housing for Formerly Homeless Individuals Managed by Pine Street Inn



## 1754 Beacon Street Brookline

TOTAL RESIDENTS: 13 + 1 House Manager  
AVERAGE TENURE: 4.9 years

.05 MILES FROM MBTA



## 40 Upton Street, S.End Boston

TOTAL RESIDENTS: 18 +  
House Manager  
AVERAGE TENURE: Not  
available facility under 2 years  
old

.41 MILES FROM MBTA

**ENGINE 6**  
TOTAL  
RESIDENTS: 9 + 1  
House manager.  
  
.37 MILES FROM  
MBTA

## 35 Creighton Street Jamaica Plain

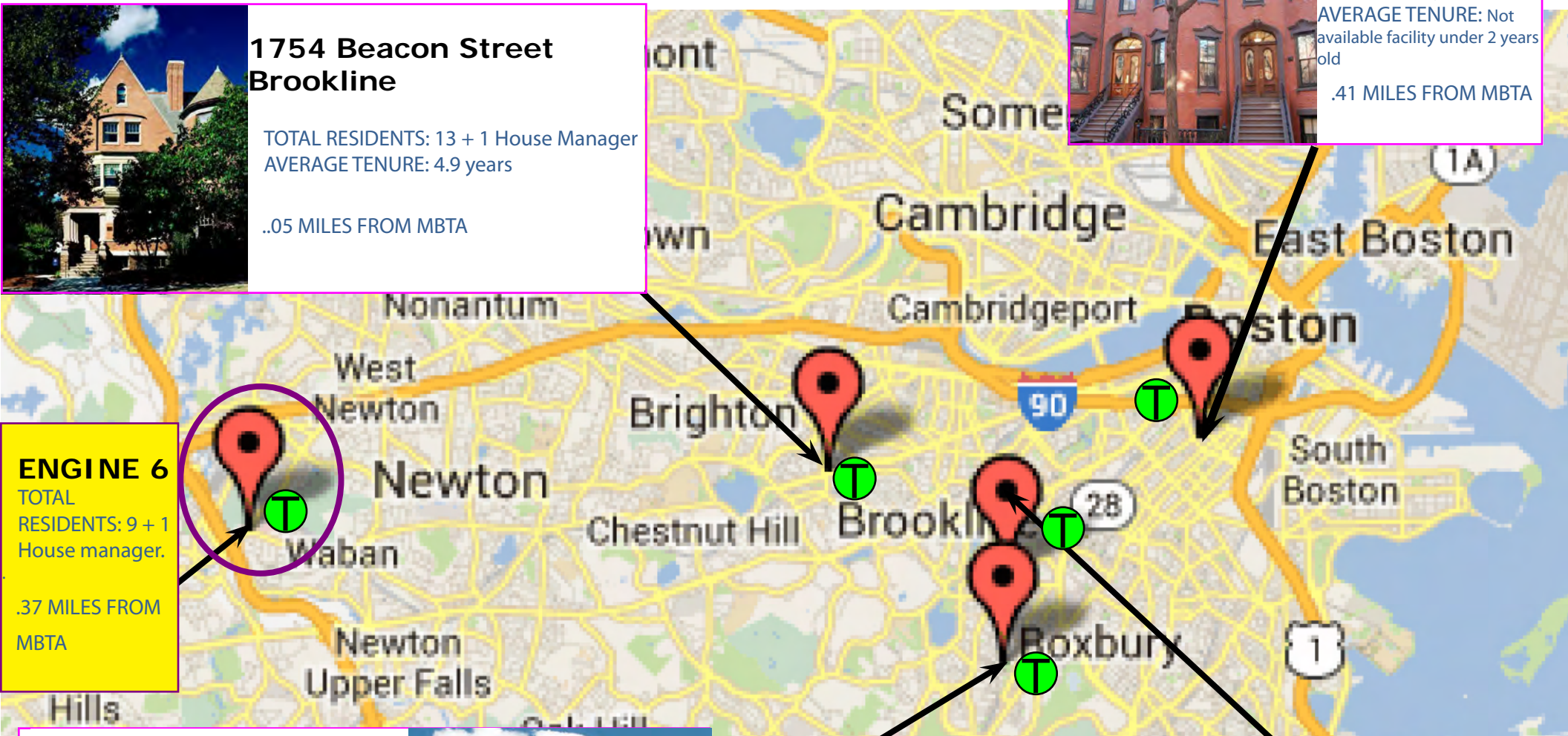
TOTAL RESIDENTS: 28 + 1  
House manager.  
AVERAGE TENURE: Not available  
facility under two years old.

.51 MILES FROM MBTA



## 82 Green Street

TOTAL RESIDENTS: 49 + 1  
House Manager  
AVERAGE TENURE: 4.3 years  
.19 MILES FROM MBTA





# Visit

**If you are interested in visiting one of Pine Street Inn's Permanent Housing facilities similar to what is being proposed for Engine 6 we would gladly arrange for a tour.**

**Please contact:**

**Steve Laferriere:**

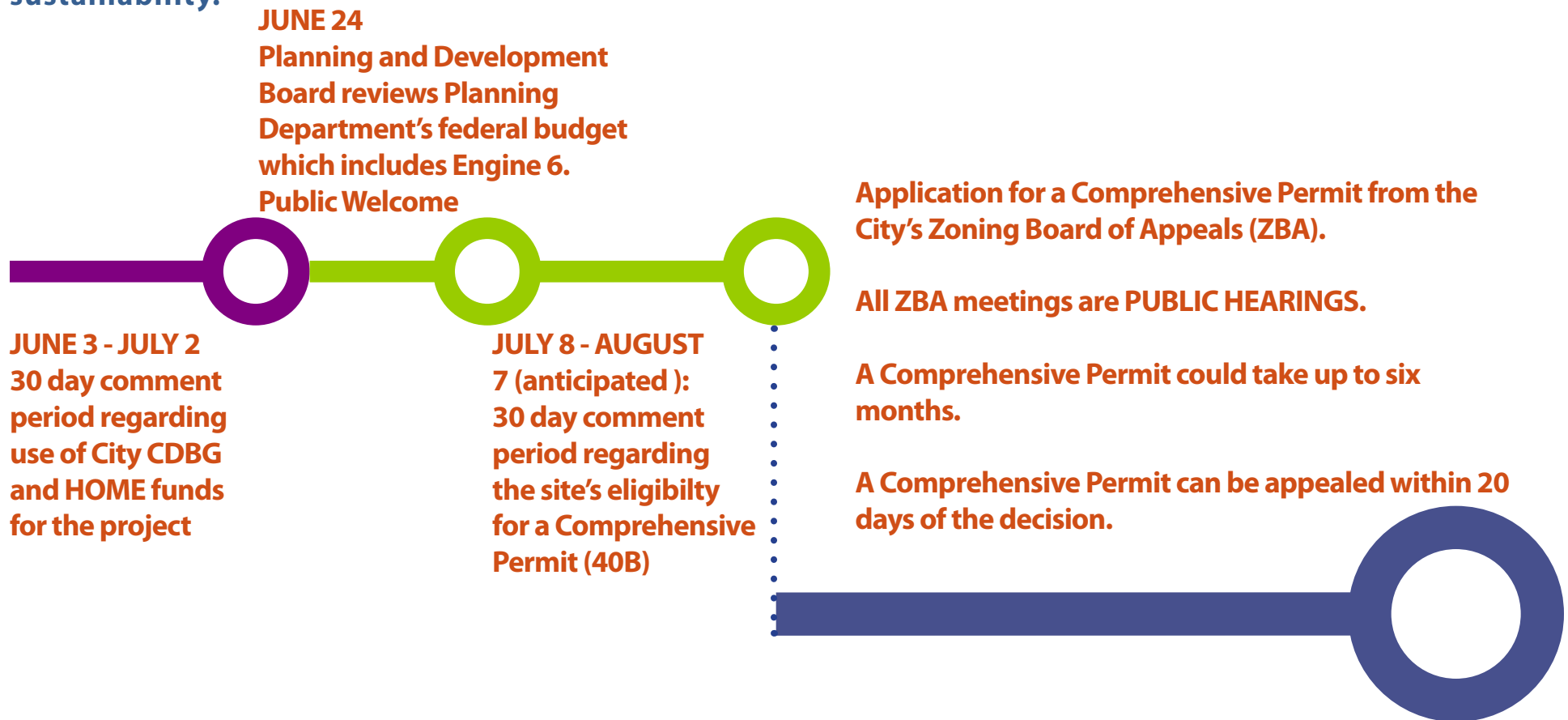
**[steve@metrowestcd.org](mailto:steve@metrowestcd.org)**

**617.923.3505**

# timeline of community input

Metro West CD, in collaboration with the Pine Street Inn, is proposing to redevelop the former Engine 6 Fire Station to create ten studio apartments, nine of which will serve formerly homeless individuals and one will be home to an on-site house manager.

Six of the apartments will have a preference for Newton residents. The redevelopment will preserve and enhance the historic features of the building, while improving its energy-efficiency and environmental sustainability.



Submit comments on the Engine 6 project by July 2 to:  
Alice Walkup at [awalkup@newtonma.gov](mailto:awalkup@newtonma.gov) and Ana Gonzalez at [agonzalez@newtonma.gov](mailto:agonzalez@newtonma.gov)



# resident profiles

## Terri

Terri is proud of her temporary office assistant position in a company in Boston. It's the culmination of the nearly two decades the 44-year-old Dedham native has spent rebuilding her life from homelessness and mental illness.

But like many of the men and women at Pine Street who have overcome major barriers to employment, she feels her modest paycheck being stretched thin in the face of rising expenses, and recognizes that her job is anything but secure in a down economy.

"I've lost a job before—it's frightening," she says. "If you've ever been laid off, you always will have the fear of it happening again in the back of your mind."

In 1990, Terri was placed in a psychiatric hospital after fleeing a violent home. When released three months later, she had no place to return to and nothing to her name.

With the help of a social worker, Terri found a home at a Pine Street residence for women with mental illness. Within the safety of this house tucked on a quiet residential street, she found the support of a case manager, the welcome of a community of women with similar backgrounds, and the peace of mind needed to begin working toward employment.

Progress was slow. Terri found it difficult to explain the gap in her employment history to potential employees. She lacked the training and familiarity with computer systems necessary for many positions.

"If you are disabled, finding work is harder—everything is harder," she said. "It's really



emotionally challenging. Your self-worth is in question; your value to society is in question."

With the help of her case manager, she attended job fairs, checked newspapers, and routinely visited career centers. She began volunteering in an office to bolster her resume. Later, through a temporary employment agency, she secured the 30-hour-a-week job doing general office work. She can pay her rent (Pine Street tenants pay up to 30 percent of their income), her bills, and "have a little left. It's a bit stressful sometimes – wondering if you're going to have enough to cover your needs through the end of the month," she said.

***"But we have this house, and we have each other...we'd be nowhere if Pine Street wasn't here."***

# resident profiles

## Charles

When Charles opened the door to his room, he immediately knew he was home.

Charles is one of 28 residents of Mulhern House, a partnership between Pine Street Inn, the Jamaica Plain Neighborhood Development Corporation and New Atlantic Development Corporation that opened two years ago. Mulhern House provides permanent supportive housing for homeless men and women with on-site case managers and services to help them rebuild their lives.

Charles had been involved in a relationship and lived in Florida, but when the relationship ended, he moved back to his hometown of Boston. Charles stayed with family, but space grew tight and he wound up at the Men's Inn. It was supposed to be temporary, but he was soon laid off from his job at a corporate cafeteria and ended up staying in shelter for nearly two years.

"Homelessness takes a toll on you physically, mentally and emotionally," he says of that time.

When his case manager at the Men's Inn told Charles about the opportunity to apply for a room, he jumped at the chance.

"With patience and perseverance anything can happen," he says.

*"Without Pine Street I wouldn't be here," says Charles. "The case managers and everyone at the shelter were very supportive in helping me get into housing. Now I am focused on getting a job. From there the sky's the limit."*

## Jack

Now in his 70s, Jack had lived on the streets for over 25 years. Most nights, he slept on a bench behind the Boston Public Library. As people would pass him by, some would acknowledge him, but no one really connected with him.

His life was not always like this. Jack once had a wife and a job. He had served in the army and trained to become an electrician on the GI Bill, working in that trade for many years. Then he went through a difficult divorce and his life began to unravel.

Over the years, Pine Street's Outreach workers would stop by his bench at night and offer Jack a sandwich and a blanket. As time went on, the workers got to know him. They often mentioned the idea of housing,

but Jack was not ready. Then one day, the timing was right. Pine Street had an opening in one of their houses, and an Outreach worker asked Jack if he would like it.

Jack was wary of just about everything, including the offer of housing. When you live on the streets for so long, trust does not come easily. But he had become tired of living on the streets and sleeping on a bench so he said he would check it out and try a night. That one night has now turned into over three years.

Most days, Jack likes going to the library to read books on history. Most of all, he enjoys heading home at the end of the day.



# resident profiles

## Rachael

Over the years, Rachael had struggled with an abusive relationship and addiction, leaving her with nowhere to turn. She wound up on the street and was referred to Pine Street by staff at the Salvation Army.

Once at Pine Street, Rachael continued to struggle. "For my first three months in the Women's Inn, I wasted my days sitting in the park, drinking and doing nothing to help myself," she recalls.

"I knew that life had to be better," Rachael says. She decided to commit herself to doing something positive every day – often that involved filling out applications for housing.

Rachael learned to advocate for herself and to work with the counselors at the Women's Inn. "The wonderful staff were like the mothers I never had, and they were always in my corner."

When Rachael finally got news of an opening in a Pine Street apartment, she was on top of the world. She surrounded herself with photos of her two daughters to help her remember who she was before her addiction and homelessness. Little by little, the apartment started to feel like home.



\*image not depicting story narrator

***Now Rachael hopes to help others. "I'd like to try to be an inspiration for other women experiencing what I went through," she says. "Finding housing was the start of my journey, and I am excited to see where it takes me."***